

APPLICATION NUMBER

21-SE005

PLANNING & ZONING DIVISION

FEB 24 2021

RECEIVED



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BY: DJF

### SPECIAL EXCEPTION USE APPLICATION FOR

ENTER TYPE OF USE /BUSINESS:

Convenience Store

Business Name: RYAN MART INC / DBA ( USAVE Food STORE

Business Address: 4039 NW 19th ST

LAUDERHILL, FL 33313

Business Telephone Number: 954-733-1226

Business Email: N/A

### APPLICANT AND CONTACT INFORMATION

Applicant Name: SHAHRIAR HASAN

(contact John)

Applicant Address: 4039 NW 19 ST

Lauderhill, FL 33313

Applicant Telephone Number: 954-993-2071

Applicant Mobile Telephone Number 954-610-2553

(John)

Applicant Email address:

FILL IN BELOW THE CONTACT INFORMATION FOR ANYONE ELSE WHO SHOULD RECEIVE COPIES OF NOTICES /CORRESPONDENCE

Name: "Sheid" MOHAMMED M ALAM

Address: 4039 NW 19 ST  
33313  
Lauderhill

Telephone Number: 954-370-3631 Mobile 954-914-4264

Email address:

APPLICATION NUMBER

Name: JOHN NATOUR

Address: 2379 N 37th AVE  
Hollywood, FL 33021

Telephone Number: \_\_\_\_\_ Mobile 954-610-2553

Email address: JOHN543@gmail.com

**INFORMATION ABOUT THE USE/ BUSINESS**

Business Description (Please list all activities conducted at your business):

24 HOUR CONVENIENCE STORE, DELI (BORIS HOND)  
FLA Lottery, BEER, WINE, SODA, MILK, SANDWICHES,

Date the business opened or is expected to be opened: Currently Open

The Days and Hours of operation for the business:

LIST NEXT TO EACH DAY, THE HOURS YOU WILL BE OPEN

LIST NEXT TO EACH DAY THE # OF EMPLOYEES ON DUTY

Sunday	<u>8 AM to 8 AM</u>	<u>2/shifts per day,</u>	<u>3 employees per shift.</u>
Monday	<u>8 AM to 8 AM</u>	<u>2/shifts per day</u>	
Tuesday	<u>8 AM to 8 AM</u>	<u>2/shift</u>	
Wednesday	<u>8 AM to 8 AM</u>	<u>2/shift</u>	
Thursday	<u>8 AM to 8 AM</u>	<u>2/shift</u>	
Friday	<u>8 AM to 8 AM</u>	<u>2/shift</u>	
Saturday	<u>8 AM to 8 AM</u>	<u>2/shift</u>	

How many persons will the proposed business employ? 5

APPLICATION NUMBER

Job titles and approximate salaries for the proposed employees?

Shahed Hasan	President	400 Weekly
Mohamed Alam	Vice President	400 Weekly
John Datoe	Manager	400 Weekly
Momin Khan	manager	350 Weekly

square footage of building space to be occupied by the business : 2400

INFORMATION ABOUT THE SITE

Property Owner Name: SHAHRIAR HASAN

Property Owner Street Address: 1601 NW 108th AVE Apt 111

City, State & Zip Code: PLANTATION, FLA 33322

Telephone #: 954-993-2071 Email: sshahriar1@aol.com

STANDARDS FOR APPROVAL  
THE EFFECTS OF YOUR USE/BUSINESS ON THE COMMUNITY

Describe how this business/use will affect neighboring businesses:

Very Convenient store to many APT WITH IN WALKING DISTANCE.

What site characteristics make this location suitable for your use/ business:

Very Close to 441 and Close to Residential Community

How will this use/ business affect the community economically?

3 of the 5 employees live locally to store

**ADDITIONAL DEMANDS ON UTILITIES, COMMUNITY FACILITIES, AND PUBLIC SERVICES**

Describe any fire hazards associated with your business: No Fire Hazards -

Describe what security measures your business will require: two separate Redundant Camera operated, Added 5 LED 5000 watt Lights) Also We have Separate flood lights mounted by FPL

Describe any chemicals, fluids, gases or potentially hazardous substances that your business will use or store on site: NONE

Describe any activity in your business that will use water other than normal washing and toilet use NONE

Describe any activity in your business that will utilize City park facilities: None

Describe any activity in your business that will generate noise, light or vibration:

None

Describe transit, automobile or pedestrian traffic that your business will create in the area:

Normal Traffic

APPLICATION NUMBER

Describe any activity in your business that will involve alcohol, music or live entertainment:

Only Sale of Beer & Wine, No consumption ~~of~~ property. off property only.

Describe any other aspects of your business about which you feel that the reviewer should know:

We are an assets to the neighborhood and to the community  
Many of our neighbors walk to the store

**ATTACH THESE DOCUMENTS TO THIS APPLICATION**

1. Site Plan
2. Floor Plan
3. Inventory of Fixtures and Equipment
4. Legal Description
5. Certified Mailing list with two (2) sets of labels for all property owners within 300 feet of the site.
6. Copy of Lease (For Applicants who are renting)
7. Copy of Deed or Contract to Purchase (For Applicant who own or intends to own)
8. Letter from property owner authorizing you to apply for a special exception.

**NOTE: STAFF MAY REQUIRE ADDITIONAL INFORMATION.**

**AFFIDAVIT**

I, SHARRIAR HASAN, DO HEREBY SWEAR OR AFFIRM

APPLICATION NUMBER  
\_\_\_\_\_

1. THAT ALL OF THE INFORMATION CONTAINED IN THIS APPLICATION AND THE ATTACHMENTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
2. CONSISTENT WITH THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF LAUDERHILL, FLORIDA, SPECIFICALLY, SCHEDULE E, SUBSECTION 5.(9), PARAGRAPH (B), I WILL CAUSE A SIGN AT LEAST THREE (3) SQUARE FEET IN SIZE TO BE POSTED ON THE SUBJECT PROPERTY FACING AND VISIBLE FROM THE STREET AT LEAST TEN (10) DAYS PRIOR TO THE PUBLIC. MOREOVER, I CERTIFY THE SIGN WILL REMAIN POSTED FOR THE DURATION OF THE TIME REQUIRED FOR THE POSTING OF THE SUBJECT PROPERTY AND A PHOTOGRAPH OF THE SIGN POSTED ON THE SUBJECT PROPERTY WILL BE PROVIDED TO THE CITY OF LAUDERHILL PLANNING AND ZONING DEPARTMENT AT LEAST SEVEN (7) DAYS PRIOR TO THE PUBLIC HEARING.
3. I WILL CAUSE THIS SAME SIGN TO BE REMOVED WITHIN SEVEN (7) CALENDAR DAYS AFTER THE HEARING.

PRINT YOUR NAME: SHARIAR HASAN

SIGN YOUR NAME: [Signature]

DATE: 02-24-2021

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>TH</sup> DAY OF FEBRUARY, 2021, BY SHARIAR HASAN, WHO IS

PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_

AS IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC



SIGN: [Signature]

PRINT: SANJIB K. DEBNATH

STATE OF FLORIDA AT LARGE SEAL

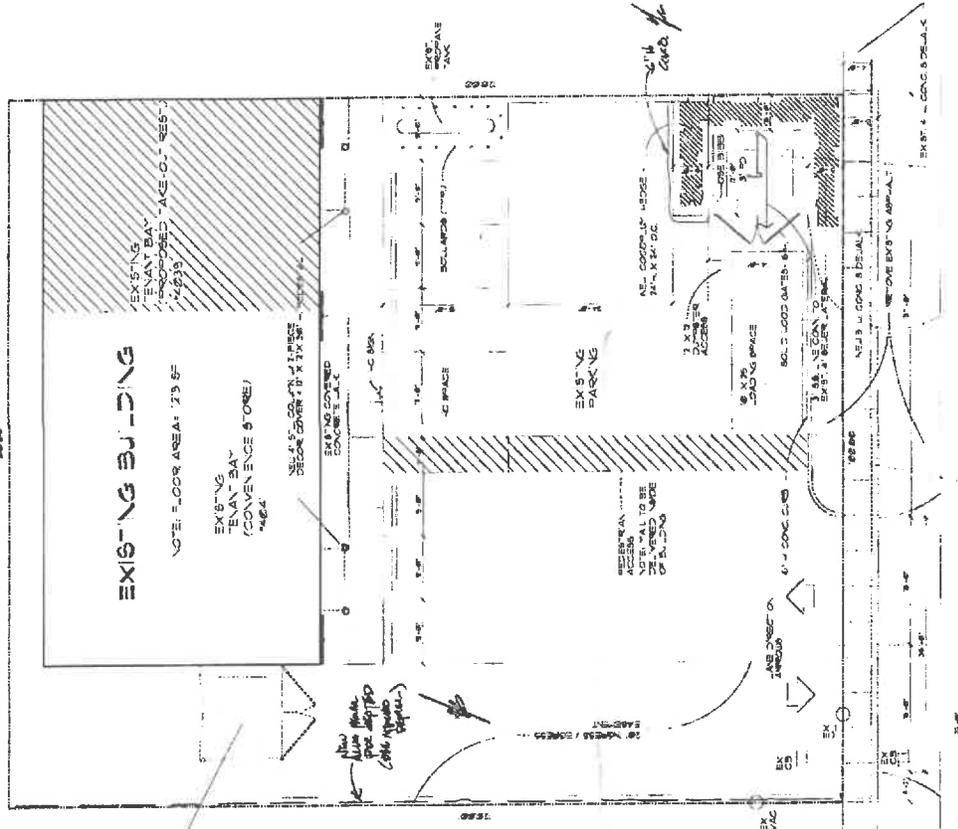
MY COMMISSION EXPIRES:

**YOUR SUBMISSION**

1. The original application with Attachments 1 -8 .
2. A check made payable to the City of Lauderhill for the appropriate fee amount.

Fees	
Special Exception Use Application Fee.....	\$800.00
Cost of Mailing (minimum amount or actual cost of mailing, whichever is greater).....	90.00
Criminal Background Check(for child/elder care facility, game room or convenience store) PER PERSON.....	38.50



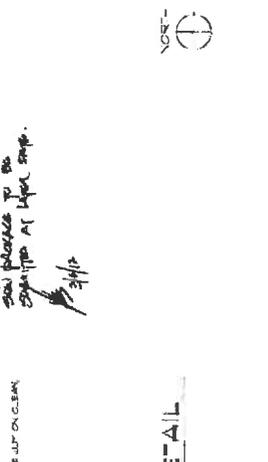


Plan shows  
 13000 address  
 6/15/89  
 11/19/89  
 Permit 10050084  
 194125280010

EXISTING BUILDING  
 EXISTING PARKING  
 PROPOSED SITE PLAN

**SITE INFORMATION:**  
 NET BUILDABLE LAND AREA: 2,880 SF  
 EXISTING DRIVE CONFORMANCE ZONE: 100' OR MORE  
 TOTAL BUILDING AREA: 1,176 SF (41% OF SITE)  
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 TOTAL BUILDING AREA: 1,176 SF (41% OF SITE)  
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 TOTAL BUILDING AREA: 1,176 SF (41% OF SITE)

**CODE DATA:**  
 CONFORMS TO ACCORDANCE WITH FLORIDA BUILDING CODE 2007 ED.  
 OCCUPANCY: "RETAIL" - TAKE-OUT RESTAURANT  
 OCCUPANT LOAD: 50 PER 100 SQ. FT.  
 SALES AREA: 573 SQUARE FEET  
 KITCHEN AREA: 200 SQUARE FEET  
 TOTAL OCCUPANT LOAD: 100  
 EXISTING BUILDING AREA: 1,176 SQ. FT.  
 TYPE OF CONSTRUCTION: 1.5 (UNREINFORCED)



**NOTE:**  
 1. HORIZONTAL SIGN WITH BLUE BACKGROUND  
 2. SIGNPOST SHALL BE 48" HIGH  
 3. SIGNPOST SHALL BE 4" DIA.  
 4. SIGNPOST SHALL BE 4" DIA.  
 5. SIGNPOST SHALL BE 4" DIA.  
 6. SIGNPOST SHALL BE 4" DIA.  
 7. SIGNPOST SHALL BE 4" DIA.  
 8. SIGNPOST SHALL BE 4" DIA.  
 9. SIGNPOST SHALL BE 4" DIA.  
 10. SIGNPOST SHALL BE 4" DIA.

**LEGAL DESCRIPTION:**  
 TRACT A OF PLAT 18 ACCORDING TO THE PLAT THEREOF  
 AS RECORDED IN PUBLIC RECORDS OF THE PUBLIC RECORDS OF  
 DADE COUNTY, FLORIDA

**NOTE:**  
 1. ALL UTILITIES SHALL BE LOCATED AND DELETED PRIOR TO CONSTRUCTION  
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 10. ALL UTILITIES SHALL BE LOCATED AND DELETED PRIOR TO CONSTRUCTION



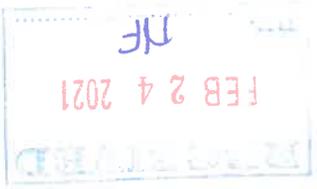
PROPOSED SITE PLAN  
 1/8" = 1' - 0"

JUN 10 2009

USave Food Store 4039 NW 19 Street

Office

Front Counter



Front Door

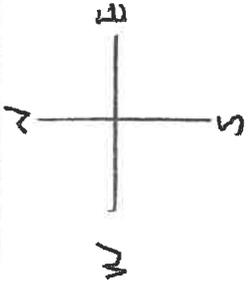
Isle 1

Isle 2

Isle 3

Isle 4

1 inch = 5 feet



walk in cooler

Bathroom